

10

Little Portland St

NOHO W1



Made in Noho.

12,731 sq ft Self-Contained Office Building Available To Let.



About The Building

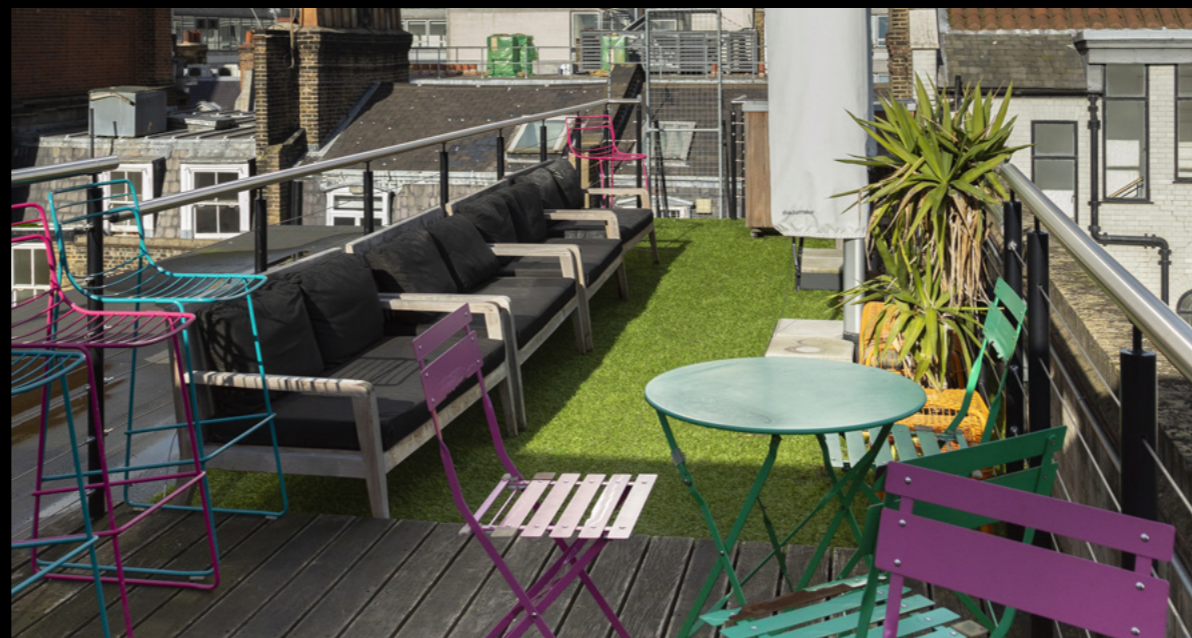
The building has been fitted out to a high standard incorporating a media style finish. The ground floor comprises meeting rooms and breakout areas, whilst the upper floors comprise a mixture of open plan space and private offices. There is a private roof terrace with seating areas. Showers, cycle racks and storage are located in the lower ground floor.

Specification

Comfort Cooling	Roof Terrace
WCs & Showers	Secure Cycle Storage
Passenger Lift	Suspended Lighting
Raised Floors	EPC: E

Accommodation

Floor	Area (sq ft)	Area (sq m)
Fifth	712	66
Fourth	1,648	153
Third	1,964	182
Second	1,955	182
First	2,080	193
Ground	2,178	202
Reception	184	17
Lower G	2,010	187
Total	12,731	1,183



The building is located on the northern side of the street between the junction of Regent and Great Portland Streets. Oxford Circus Station is located moments away and the area benefits from a plethora of restaurants, bars, coffee houses and shops nearby.

Terms

The current passing rent equates to £595,000 per annum exclusive.

Lease

Assignment of an existing lease expiring October 2025 subject to an upwards only rent review in October 2020.

Viewings

Strictly by appointment through sole letting agents:

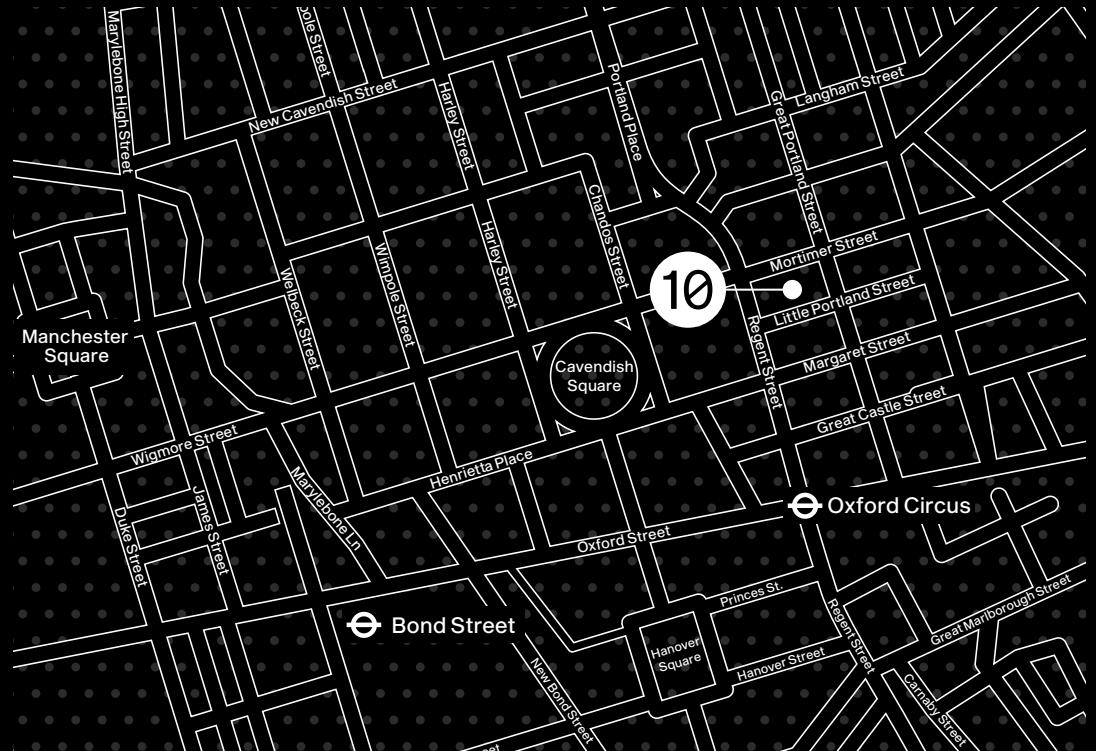
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Kaffeine Coffee
W1W 7QJ



Honest Burgers
W1W 8AD



Riding House Cafe
W1W 7PQ

Misrepresentation Act. The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. All floor areas quoted are subject to verification. March 2019. Design by cormackadvertising.com